173.0	0003	0014.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 569,100 / 569,100
					USE VALUE: 569,100 / 569,100
					ASSESSED: 569,100 / 569,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	URIE NICHOLAS F &
Owner 2:	SIEVERS KATHRYN I
Owner 3:	
Street 1:	36 SUTHERLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GERMAN MARJORY A -
Owner 2:	-
Street 1:	36 SUTHERLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,025 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1566 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2025.000	232,000	600	336,500	569,100
Total Card	0.046	232,000	600	336,500	569,100
Total Parcel	0.046	232,000	600	336,500	569,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.41 | /Parcel: 363.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 115066

GIS Ref

GIS Ref

Insp Date 06/27/18

!13426!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,000	600	2,025.	336,500	569,100	569,100	Year End Roll	12/18/2019
2019	101	FV	199,000	600	2,025.	331,700	531,300	531,300	Year End Roll	1/3/2019
2018	101	FV	199,000	600	2,025.	254,800	454,400	454,400	Year End Roll	12/20/2017
2017	101	FV	199,000	600	2,025.	240,400	440,000	440,000	Year End Roll	1/3/2017
2016	101	FV	226,000	600	2,025.	221,100	447,700	447,700	Year End	1/4/2016
2015	101	FV	220,300	600	2,025.	206,700	427,600	427,600	Year End Roll	12/11/2014
2014	101	FV	220,300	600	2,025.	190,400	411,300	411,300	Year End Roll	12/16/2013
2013	101	FV	220,300	600	2,025.	190,400	411,300	411,300		12/13/2012

PRINT

Date	Time
12/11/20	03:23:03

LAST REV

Date	Time
02/25/20	09:13:02

danam

13426

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERMAN MARJORY	65968-35		8/25/2015		440,000	No	No		
MONIZ ARLENE M	26716-138		10/1/1996		167,000	No	No		Y

USER DEFINED

Prior Id # 1:	115066
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2019	1023	Heat App	7,604	C				
11/19/2018	1725	Redo Bas	56,645	O				
7/14/2016	980	Redo Kit	18,000		7/14/2016			New kitchen cabine
6/27/2016	888	Demoliti	1,000					
9/15/2004	885	New Wind	25,500					16 REPL WNDWS, GUT

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	BS	Barbara S
5/3/2016	Sales Review	PT	Paul T
12/30/2008	Measured	163	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
7/15/1993		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2025		Sq. Ft.	Site		0	70.	2.37	6									336,524						336,500	

Total AC/HA: 0.04649 | Total SF/SM: 2025 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 336,524 | Spl Credit | Total: 336,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	DARK GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336166
Depreciation:	104211
Depreciated Total:	231955

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

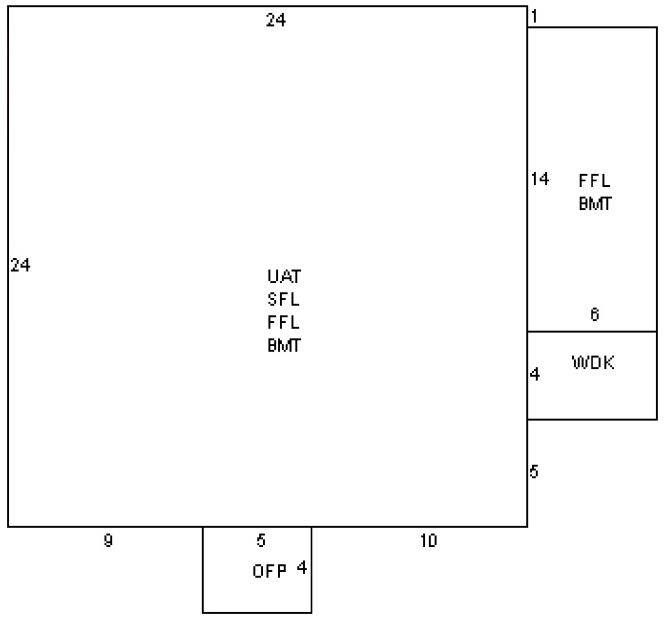
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	111.32
Final Total:	232000	Val/Su SzAd	187.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	66.400	43,824
FFL	First Floor	660	167.050	110,250
SFL	Second Floor	576	167.050	96,218
UAT	Upper Attic	144	66.820	9,622
WDK	Deck	24	15.840	380
OFP	Open Porch	20	43.560	871

Net Sketched Area:	2,084	Total:	261,165
Size Ad	1236	Gross Are	2516	FinArea	1566
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X18	A	AV	1970	3.74	T	39.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600